

## **KENDALLVILLE LAUNDRY & DRY CLEANING**

Kendallville, Noble County, IN  
Revised November 29, 1999

### **Site Location and Description**

This property is located on East Mitchell Street in Kendallville.

Zip Code: 46755

### **Site Uses and Past Activities**

This site was originally one structure that served as a laundry and dry cleaning business. The facility has been vacant since 1990. The City has tried to keep out vandals and stabilize the deteriorating structure by boarding it up. The site is currently not owned by the City, though it wants to purchase the property.

### **Contaminants and Impacts**

Soil and groundwater are contaminated with volatile organic compounds, but the extent of the contamination is unknown.

### **Lead Agency**

IDEM in conjunction with the Indiana Development Finance Authority (IDFA)

### **Community Concerns**

The site is near the City Tax Increment Financing district. Its reuse should have a positive economic effect on the downtown business district, as well as eliminating an eyesore to the nearby residential area. If successful, this project could stimulate further economic investment into the community.

### **Actions Taken**

A Brownfields Site Assessment Grant was awarded to the City of Kendallville by the Indiana Development Finance Authority in June 1998. The awarded funding helped address environmental conditions at the property and potential liabilities.

IDEM issued a Comfort Letter for this site in September 1999. The specific purpose of the letter is to provide IDEM's position regarding the environmental and public safety conditions at the property. It also sets forth certain conditions to be satisfied by the City of Kendallville. The letter



should clarify liability issues regarding the necessary demolition of the on-site building. The comfort letter is based on the review of IDFA funded Phase I and Phase II Environmental Site Assessment documents, which indicate the necessity of removal actions. In cooperation with the Brownfields Program, IDEM Immediate Removals staff have completed the removal of the on-site drums that posed an immediate threat.

*Reuse and Redevelopment*

A neighboring farm and feed business is interested in the property to develop a floral shop or greenhouse.

**Current Status**

IDEM does not plan to take any further action at the property unless and until the conditions at the property should change or IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. The City of Kendallville may now proceed with subsequent demolition of the on-site building to facilitate redevelopment of this property.

**Future Actions**

No further IDEM actions are planned at this time.

**Cost Estimates**

Amount of grant awarded: \$23,350

Comfort Letters are provided at no cost to the recipient.

**For More Information**

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